

Request for Expansion

4-18-06

Montessori Academy Business Offices
Newcomb-Lewis, LLC – Owner
3010 N 67th Place, Scottsdale

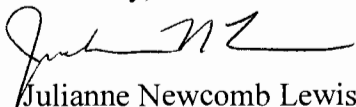
In April of 2005, we applied and received a building permit for our new wall on the above mentioned property. The existing use states: school. (Copy attached) I thought we were already “attached” to our existing school at 2928 N 67th Place (two businesses to the south). Apparently that is not the case and I apologize for this oversight.

This property houses our administration offices, conference room, teacher’s lounge, a newly created computer lab, an area for our middle school students to spread out their work, an expansion area for our special education teachers to work with students, and storage space. This property is also used for faculty and visitor parking. This building has a class A fire alarm system. Last spring the city also added school zone signs to keep our students safe.

Our school is a highly performing K-8 school in Scottsdale. We have approximately 100 charter students. Thirty of these students receive special education services. With the increase of special education students, we needed to provide additional space for our service providers, i.e. Speech Pathologist and Behavior Therapist, to work with individual and small groups of students outside the regular classroom. Additionally, our middle school students, twelve, needed more room to complete work and use newly acquired computers. Parents of our special education give verbal permission for their child to walk with the adult from the main campus to this building. All middle school students begin their school day at the main campus and have a signed field trip permission slip to walk, accompanied, to the north building in order to meet in small groups and work on computers. All students are dropped off and picked up at the main campus. There are never more than twenty students in the building at one time and typically only 0-15 on any given day. There is no playground at this site.

Use of this building is an extension of the existing school. Neighbors are very supportive and there have been no complaints. If you need more information, I will be happy to provide you with anything you need.

Sincerely,



Julianne Newcomb Lewis
Principal
Montessori Academy

Justification for Variance

1. **Special circumstances/conditions exist which do not apply to other properties in the district:** Montessori Academy is a highly performing charter school that opened in August of 2002. Prior to this, the school operated under the name of Villa Montessori, also a charter school. Montessori Academy serves approximately 100 students from kindergarten through eighth grade. Being a public school we also serve approximately 25 special needs students. We are the only school in this zoning district providing the citizens of Scottsdale school choice. We have an excellent reputation, a growing student body, and a student wait list. Due to the size requirement for charter schools, we are asking for a zoning variance on our additional building. Without this variance we cannot properly serve the citizens of our district.
2. **Authorizing the variance is necessary for the preservation and enjoyment of substantial property rights:** Montessori Academy purchased the additional property for the exclusive use of expansion of the main campus. This expansion was necessary to provide for the increase of enrolling students and to better accommodate our special needs students and their service providers. Without this variance the additional property is valueless to Montessori Academy and its students.
3. **Special circumstances were not created by owner or applicant:** As the demand for more space increased, Montessori Academy, in conjunction with Newcomb-Lewis, LLC, explored purchasing adjoining properties. This option, of course, would have been ideal for the school. However, due to prohibitive costs and refusal to sell, Montessori Academy had no option but to have Newcomb-Lewis, LLC purchase the additional building two building north of the main campus for purposes of expanding the school. The additional building is spacious enough to house our administrative office, conference room, teacher's room, specialist's room, computer lab, and classroom space for our Middle School students. It does not have a playground. However, it does offer more parking spaces for our teachers and parents. This building also has an approved Class A Fire Alarm system.

Since the purchase of the additional building, the City of Scottsdale has given no indication that Montessori Academy was in possible violation of zoning ordinance. On the contrary, The City of Scottsdale has on numerous occasions been aware of the building's use.

 - a. In September of 2003, we applied for and received a building permit to remodel the bathrooms in the additional building. The project name is listed as Montessori Academy. (Exhibit #1)
 - b. In April of 2005, we applied for and received a building permit for a new wall on the additional building. The permit indicates the existing use as "School". (Exhibit # 2)
 - c. Last Spring the City of Scottsdale, recognizing us as a school, erected school zone signs on our street to help keep our students safe.

- d. In 2006 the City of Scottsdale Fire Department approved the Class A Fire Alarm system installed in the additional building, knowing it was for Montessori Academy. (Exhibit # 3)

Montessori Academy has been consistently open with the City of Scottsdale in regards to its use of this additional building. Again, at no time did the City of Scottsdale put The Academy on notice of possible non-compliance.

4. **Authorizing the application will not be materially detrimental to persons residing or working in the vicinity, to the adjacent property, to the neighborhood, or to the public welfare in general:** The Academy also notified the parents of Middle School students that students would be walking from the main campus to the rented facility throughout the school year, approximately August 15th – June 8th, and had parents sign a permission slip to walk there under adult supervision. All the parents are in complete support of using this building. Without the use of this additional building, the school would need to cancel contracts with families that have attended the school for years; it would also disrupt the services to many special needs students. There is no playground at the rented facility, nor are students picked up or dropped off at that location. There have NEVER been any accidents or neighbor complaints regarding students walking up the street or being in the building. In addition, all neighbors have been in complete support of The Academy using the additional building. (Exhibit #4) Granting us this variance will meet the increasing need for excellence in education and be in favor of the public's welfare and interests.

PROJECT INFORMATION

APPLICABLE CODES (with City Amendments):

UBC, 1997 (Ord. #3096)

UMC, 1997 (Ord. #3097)

UPC, 1994 (Ord. #2785)

UPC, 1997 (Ord. #3100)

1977 NEC, 6000 (Ord. #3099) (Circ. # 34/B)
Americans Disabilities Act, ADAAG and CABQ/ ANSI A117.1, 1992

1. ADDRESS: 3010 North 67th Place
Scottsdale, Arizona 85251

2. LEGAL DESCRIPTION:
Lots 35 and 36, of DAVIS PLAZA, according to the plat of records in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 98 of Maps, Page 38 TOGETHER with that portion of the abutting alley abandoned by City of Scottsdale Resolution #872, a copy of which recorded November 5, 1970 @ Docket #1889, page 114, that would pass by a conveyance of the abovesaid lots.

3. ZONING: C1

4. AREA OF PROPERTY: 11,428 SF

5. AREA OF BUILDING: 1,956 SF

6. LOT COVERAGE: 11,428 / 1,956 = 17.12%

7. OCCUPANT LOAD (by UBC) [See Sheet A3, Architectural Floor Plan]:
Educational Purposes- 34
Other Purposes- 18
Total- 52

8. OCCUPANCY: E-2

9. TYPE OF CONSTRUCTION: VM, Non-Sprinklered

10. AREA ALLOWED in OCCUPANCY TYPE OF CONSTRUCTION: 9,100 SF

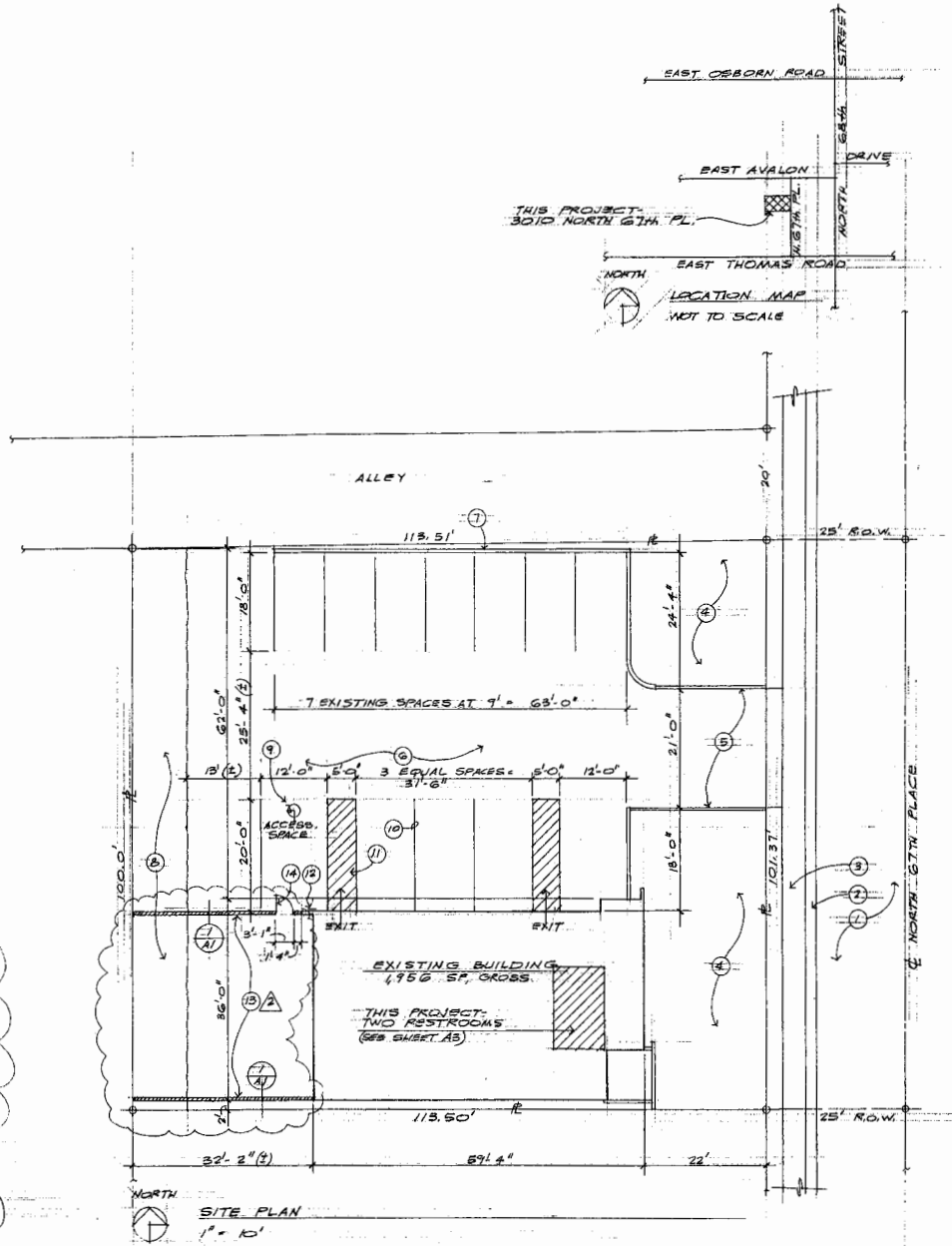
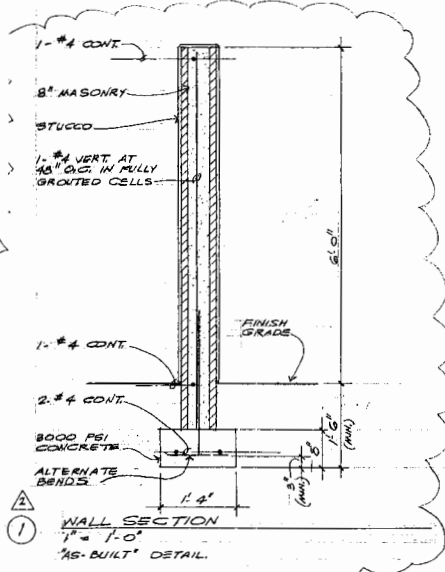
11. AREA PROVIDED: 1,956 SF

12. BUILDING HEIGHT: One Story, 14' (Top of Parapet)

13. PROJECT DESCRIPTION:
This Project consists of demolition/ removal of existing non-bearing wood frame walls, doors and frames, and removal of 42 SF of existing exterior masonry. New Construction involves installation of steel angle lintel, patio door, two (2) restrooms (ADA compliant) of 133 SF, and three (3) pocket doors.

14. OWNER: Newcomb-Lewis, LLC
2928 North 67th Place
Scottsdale, Arizona 85251
480 945 1121

15. ARCHITECT: Harold P. Williams, RA (#11482, AZ)
6601 North 82nd Place
Scottsdale, Arizona 85250
480 991 6487
480 596 1237 Fax



KEYED NOTES:

1. EXISTING PAVED STREET.
2. EXISTING CONCRETE CURB.
3. EXISTING CONCRETE SIDEWALK.
4. EXISTING LANDSCAPING.
5. EXISTING PAVED DRIVE.
6. EXISTING ASPHALT PAVEMENT.
7. EXISTING 3.0' HIGH MASONRY WALL.
8. EXISTING GRAVEL.
9. PAINTED ACCESSIBLE SYMBOL.
10. 4" WIDE PAINT STRIPES - WHITE.
11. ACCESSIBLE ROUTE - YELLOW PAINT STRIPES.
12. ACCESSIBLE STALL SIGN - AS APPROVED BY CITY OF SCOTTSDALE.
13. MASONRY WALL - 6'-0" HIGH. SEE DETAIL.
14. WOOD GATE W/ STEEL FRAME LATCH AT 6'-0".

REVISIONS

- | NO. | DATE | DESCRIPTION |
|-----|---------------|-------------|
| 1 | 17 SEPT 2003 | |
| 2 | 25 APRIL 2005 | |



ALTERATIONS TO MONTESSORI ACADEMY
3010 NORTH 67TH PLACE
SCOTTSDALE, ARIZONA 85251
HAROLD P. WILLIAMS, ARCHITECT
480 991 6487

PROJECT NO. 200.34.2
SCALE: 1/4" = 10'
DRAWN: H.P.W.
CHECKED: H.P.W.
DATE: 15 SEPT. 2003

A/

SITE PLAN